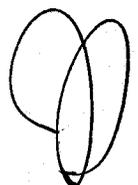


Attachment L

**Constitution Square Retail and
Amenity Commitment – 2 pages**

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Solicitation for Offers No. 07-018

Constitution Square Retail and Amenity Commitment

As discussed in the Initial Offer in Response to the Solicitation for Offers, the Clarification to Proposal and the Offeror Presentation on September 5, 2007, the wide array of amenities planned for Constitution Square's First Phase were detailed – including the full service 50,000 square foot Harris Teeter Grocery Store, additional support retail, a 200 room Hilton branded hotel, 450 residential apartments and two office buildings totaling 940,000 square feet.

The vision for additional Phase One retail (on-site) is to provide the full array of options to complement Harris Teeter and the hotel. As part of this Best and Final Offer, the Offeror commits that the following additional amenities will be located at Constitution Square and open for business when DOJ is in full occupancy of its space at Two Constitution Square:

- A bank (e.g. Bank of America, Chevy Chase Bank, Federal Credit Union)
- A coffee bar/store (e.g. Starbuck's, Cosi, Caribou Coffee)
- Two Restaurants (e.g. Corner Bakery, Panera Bread, Chipotle, California Tortilla)
- A postal facility (e.g. US Post Office, Mail Boxes Etc, UPS Store)
- A sundry store/dry cleaner

These types of amenities (as illustrated by the potential type of tenants listed above) illustrate the ability of Constitution Square's mixed-use development to attract the range of first class amenities that will meet the every day needs of our workers, visitors and residents alike.

Finally, the Offeror commits to provide a 3,100 square foot fitness and exercise center in One Constitution Square that will be available to employees of One Constitution Square and Department of Justice employees and contractors permanently housed in Two Constitution Square. The center will be connected between the two buildings by a covered walkway and entry will be controlled by an access security system. There will be a nominal monthly charge (initially \$10 per month) to have full access to the center. This 3,100 square foot fully equipped fitness center will feature state of the art strength training and aerobics equipment including:

- Weight Machines
- Exercise Bikes
- Elliptical Machines
- Tread Mills
- Flat Screen Color TV's For Entertainment
- Towel Service
- Bottled Water
- Shower and Locker Rooms



SFO #07-018

Two Constitution Square

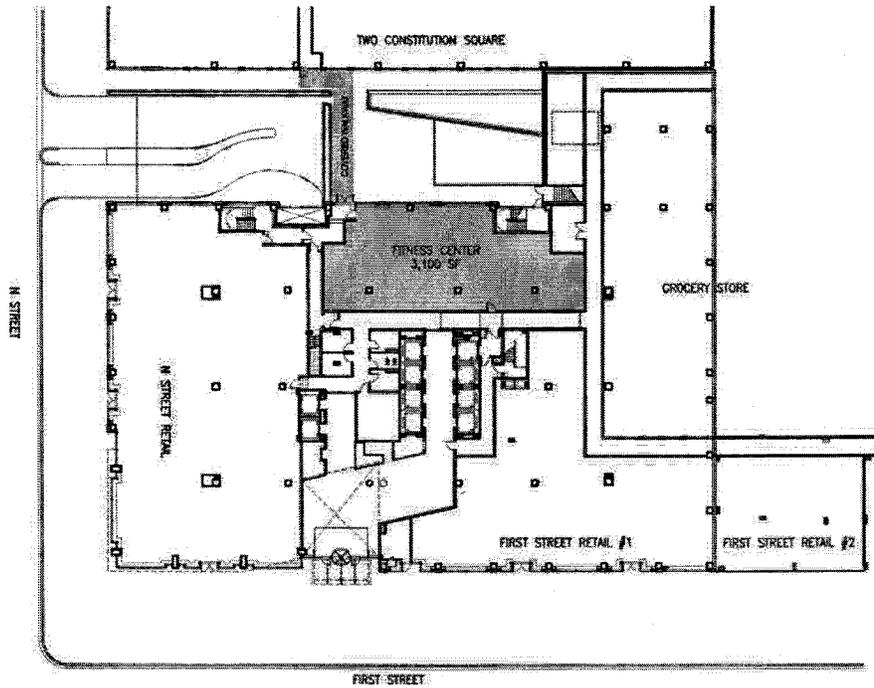
Lessor

Government

Fitness and Exercise Center



Location of Fitness and Exercise Center



SFO #07-018

Two Constitution Square

Lessors *[Signature]* Government

